

## **Optional Requirement M4(2): Category 2 – Accessible and Adaptable buildings Assessment**

An assessment checklist is attached for ease of reference. Please see below for supporting text:

### ***Section 2 A: Approach to dwelling***

Given the topography of the site, the initial approach route will be ramped. Any ramps that will form part of an approach route will comply with the following:

- The gradient will be between 1:12 and 1:20
- The length of each flight (should it be needed) will meet the provisions of Diagram 2.1 of Part M4(2) regulations.

Should ramps not be suitable, a stepped approach will be adopted. To enable a wide range of people to use the steps safely, the stepped approach (should it be used) will comply with the following:

- Steps will be uniform with a rise of between 150mm and 170mm and a going of between 280mm and 425mm (for tapered steps measured at a point 270mm from the 'inside' (narrow end) if the step)
- Steps will have suitable tread nosings
- No individual flight will have a rise between landings of more than 1800mm
- Top, bottom and, where necessary, intermediate landings will be provided, and every landing will have a minimum length of 900mm
- Every flight with 3 or more risers will have a suitable handrail to one side (or to both sides where the flight is wider than 1000mm). The handrail will be 850-1000mm above the pitch line of the flight and extend a minimum of 300mm beyond the top and bottom nosings.

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It should be noted that whilst we have communal approaches through the proposed layout we do not have any communal entrances..

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Plot No.	Unit Type	Configuration	Beds	SqFt	M2	Approach Route	Minimum clear width provided	Suitable ground surface to be provided	Minimum clear opening width of 850mm	Car Parking and Drop Of Compliance
1	Brancaster	Semi-Detached	3	900	84	Communal/ Private	✓	✓	✓	×
2	Churchill	Semi-Detached	2	726	67	Communal / Private	×	✓	✓	×
3	Cavendish	Detached	4	1712	159	Private	×	✓	✓	×
4	Cavendish	Detached	4	1712	159	Private	×	✓	✓	×
5	Priestley	Detached	4	1528	142	Private	×	✓	✓	×
6	Shakespeare	Detached	4	1350	125	Private	✓	✓	✓	×
7	Whitemoor	Detached	4	1517	136	Private	×	✓	✓	×
8	Priestley	Detached	4	1528	142	Communal / Private	×	✓	✓	×
9	Shakespeare	Detached	4	1350	125	Private	✓	✓	✓	×
10	Brancaster	Mews	3	900	84	Communal / Private	×	✓	✓	×
11	Churchill	Mews	2	726	67	Communal / Private	×	✓	✓	×
12	Churchill	Mews	2	726	67	Communal / Private	×	✓	✓	×
13	Brancaster	Mews	3	900	84	Communal / Private	✓	✓	✓	×

Section 2 B: Private Entrances and Spaces within the Dwelling

Plot No.	Unit Type	Configuration	Beds	SqFt	M2	Private Entrances							Door and Hall Widths		
						Level External Landing with a minimum width and depth of 1200mm	Landing covered for a min width of 900mm and min depth of 600mm	Lighting as per guidance	Door has min clear opening of 850mm	300mm nib provided	200mm reveal max	Other external door compliance	Min clear width of every hall / landing is 900mm	Clear opening width compliance	300mm nib to every door within entrance storey
1	Brancaster	Semi-Detached	3	900	84	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
2	Churchill	Semi-Detached	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
3	Cavendish	Detached	4	1712	159	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
4	Cavendish	Detached	4	1712	159	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
5	Priestley	Detached	4	1528	142	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
6	Shakespeare	Detached	4	1350	125	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
7	Whitemoor	Detached	4	1517	136	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
8	Priestley	Detached	4	1528	142	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
9	Shakespeare	Detached	4	1350	125	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
10	Brancaster	Mews	3	900	84	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
11	Churchill	Mews	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
12	Churchill	Mews	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
13	Brancaster	Mews	3	900	84	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
14	Churchill	Mews	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
15	Churchill	Mews	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
16	Churchill	Mews	2	726	67	✓	✓	×	✓	✓	✓	✓	✓	✓	✓
17	Haversham	Detached	4	1342	125	✓	✓	×	✓	✓	✓	✓	✓	✓	✓

Section 2 B: Private Entrances and Spaces within the Dwelling Continued...

Plot No.	Unit Type	Configuration	Beds	SqFt	M2	Can a stair lift be fitted?	Living / Kitchen / Eating Areas Compliance	Bedrooms			WC Facilities on Entrance Level			Bathrooms			Services and Controls		
								Clear access route from doorway to window	Clear access zone in principle bedroom	Every other bedroom provides clear access zone to one side and foot of bed	WC on entrance levels	2/3 storey dwellings with 1/2 bedrooms adhere to diagram 1.3	2/3 storey dwellings with 3 or more beds to provide level access shower	WC/ basin & bath on same floor as principle bedroom	Compliance with Diagram 2.5	Provision of Level Access Shower	Consumer Units mounted between 1350mm and 1450mm above floor level	Switches / Sockets etc between 450mm and 1200mm above floor level	Window Handle Compliance
1	Brancaster	Semi-Detached	3	900	84	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
2	Churchill	Semi-Detached	2	726	67	✓	✓	✓	✓	✓	✓	✓	N/A	✓	✓	x	✓	✓	✓
3	Cavendish	Detached	4	1712	159	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
4	Cavendish	Detached	4	1712	159	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
5	Priestley	Detached	4	1528	142	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
6	Shakespeare	Detached	4	1350	125	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
7	Whitemoor	Detached	4	1517	136	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
8	Priestley	Detached	4	1528	142	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
9	Shakespeare	Detached	4	1350	125	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
10	Brancaster	Detached	4	900	84	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
11	Churchill	Mews	2	726	67	✓	✓	✓	✓	✓	✓	✓	N/A	✓	✓	x	✓	✓	✓
12	Churchill	Mews	2	726	67	✓	✓	✓	✓	✓	✓	✓	N/A	✓	✓	x	✓	✓	✓
13	Brancaster	Mews	2	726	67	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
14	Churchill	Mews	2	726	67	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
15	Churchill	Mews	3	727	67	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
16	Churchill	Mews	4	728	67	✓	✓	✓	✓	✓	✓	✓	x	✓	✓	x	✓	✓	✓
17	Haversham	Detached	4	1342	125	✓	✓	✓	x	✓	✓	✓	x	✓	✓	x	✓	✓	✓

